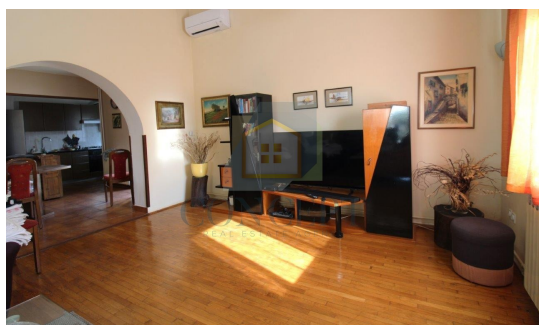




Code :	00607
Location :	Poreč
Building area :	275.75 m2
Land area :	1360 m2
Distance from the center :	1500 m
Distance from the sea :	1500 m
Orientation :	South
Number of bedrooms :	6
Number of bathrooms :	3
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	4
Balcony :	Yes
Central heating (oil) :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **700.000 €**

In a quiet and exceptionally well-maintained suburban area in Poreč, this very well-built and maintained detached house is located, ideal for family life or as an investment for tourist rental. Surrounded by Mediterranean greenery, on a spacious plot of 1360 m², it offers the perfect combination of privacy, comfort and excellent location.

The house with a total living area of

275.75 m² consists of two spacious apartments, each with a separate entrance. The apartments are condominiums and properly registered in the land registry, which makes this property even more attractive.

On the ground floor there is a large apartment of 164 m². The space is extremely pleasant and functionally organized, and consists of a hallway, kitchen and spacious dining room connected to the living room. This open part of the house is particularly emphasized thanks to the access to a beautiful covered terrace overlooking olive trees and Mediterranean plants, which provides a perfect place to relax and enjoy warm summer evenings. On the ground floor there are three bedrooms, a

storage room, a pantry, a dressing room, as well as a study of 20.43 m², which is currently renovated and fully functional as a separate studio apartment with its own kitchen, bathroom and living area.

On the first floor of the house, which is accessed via a separate entrance, there is a second apartment of 110.92 m². The apartment consists of a hallway, separate toilet, kitchen with pantry, dining room and living room that open onto a large and very beautiful terrace. In addition, the apartment has two bedrooms and a bathroom, which provides an ideal space for a family or guests.

The house has central heating, while the heating system, boiler and water heater are located in the basement, which ensures functionality and a pleasant stay throughout the year.

A special value for this property is given by the spacious and indented garden, which offers numerous possibilities for decoration, including the construction of a swimming pool with a sunbathing area.

There is also an additional building on the land - an auxiliary building of 37 m², currently used as a storage room, but with great potential to be converted into additional accommodation capacity, an apartment, a summer kitchen or a space adapted to your own needs.

It has parking for 4 cars.

This property represents an opportunity on the market - a house near the sea, in a quiet and well-maintained village, with a large garden and the possibility of additional development, perfect for family life or as an investment for tourist rental.